

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 4, 1993

Mr. and Mrs. William Lee Gaines
1610 Ruxton Road
Towson, Maryland 21204

RE: Case No. 94-106-AA, Item No. 109
Petitioner: William Lee Gaines, et ux
Petition for Administrative Variance

Dear Mr. and Mrs. Gaines:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 7, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-16-93

Ms. CHARLOTTE MINTON
Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-106-AA (RT)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 22, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 109.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl L. Long

PK/JL:lw

ZAC.109/PZONE/ZAC1

Baltimore County Government
Department of Permits and Licenses



111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 28, 1993

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA - Formal or Informal Response Due September 27, 1993

RE: Property Owner: William Lee Gaines and Emma V. Gaines
Location: #1610 Ruxton Road
Item No.: #109 (RT)
No Comments.

RE: Property Owner: Alice Trent
Location: #9 Compass Road
Item No.: #110 (RT)
No Comments.

RE: Property Owner: Mitcherling and Mitcherling, D.D.S., P.A.
Location: #111 WCR
Item No.: #111 (WCR)
No Comments.

RE: Property Owner: Park School
Location: Park School
Item No.: #112 (WCR)
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 Edition prior to occupancy.

RE: Property Owner: Stanley G. Souranis and Annette N. Souranis
Location: #1405 Mt. Airy Road
Item No.: #114 (JLL)
No Comments.

RE: Property Owner: Domenick William Filletti and Mary Elizabeth Filletti
Location: #7815 Seaside Road
Item No.: #115 (RT)
No Comments.

RE: Property Owner: Frederick J. Purgesen and Michelle A. Purgesen

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



October 19, 1993

(410) 887-4386

Mr. and Mrs. William Lee Gaines
1610 Ruxton Road
Baltimore, Maryland 21204

RE: Petition for Administrative Variance
Case No. 94-106-AA
Property: 1610 Ruxton Road

Dear Mr. and Mrs. Gaines:

Reference is made to your request for an administrative variance for the property located at 1610 Ruxton Road in Towson. I trust that you have received a copy of my Order dated October 14, 1993, which granted your request. It has come to my attention that there has developed a certain amount of confusion about the approved variance. In order to eliminate that confusion, this letter shall serve as confirmation that the construction of the proposed one story addition, as shown on the site plan, is approved from a zoning standpoint.

Apparently, the confusion arose as a result of the method used to determine the rear yard setback. On the site plan originally submitted, a line was drawn from the northeast corner of the addition to the closest point on the rear property line. This distance is measured at approximately 22 ft. However, the Zoning Technician, who accepted your filing, recomputed the setback by drawing a perpendicular line from the rear foundation line to the rear property line. This distance measures 30 ft. However, computed, it is the intent of my Order to approve the variance requested so as to permit construction of the addition as proposed. Thus, the site plan to accompany the Petition for Zoning Variance, marked as Petitioners' Exhibit No. 1, shall be controlling.

Kindly contact me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Planning and Zoning
and Development Management



(410) 887-3353

SEPTEMBER 16, 1993

NOTICE OF CASE NUMBER ASSIGNMENT

TO: William Lee Gaines and Emma V. Gaines
1610 Ruxton Road
Towson, Maryland 21204

RE: CASE NUMBER: 94-106-AA (Item 109)
1610 Ruxton Road
W/S Ruxton Road, 120' W/S of c/l Ruxton Road
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 27, 1993. The closing date (October 12, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

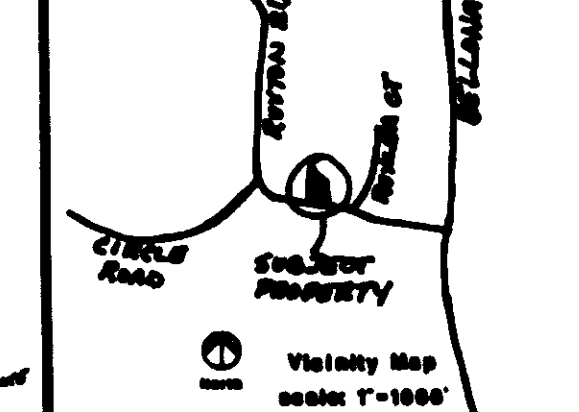
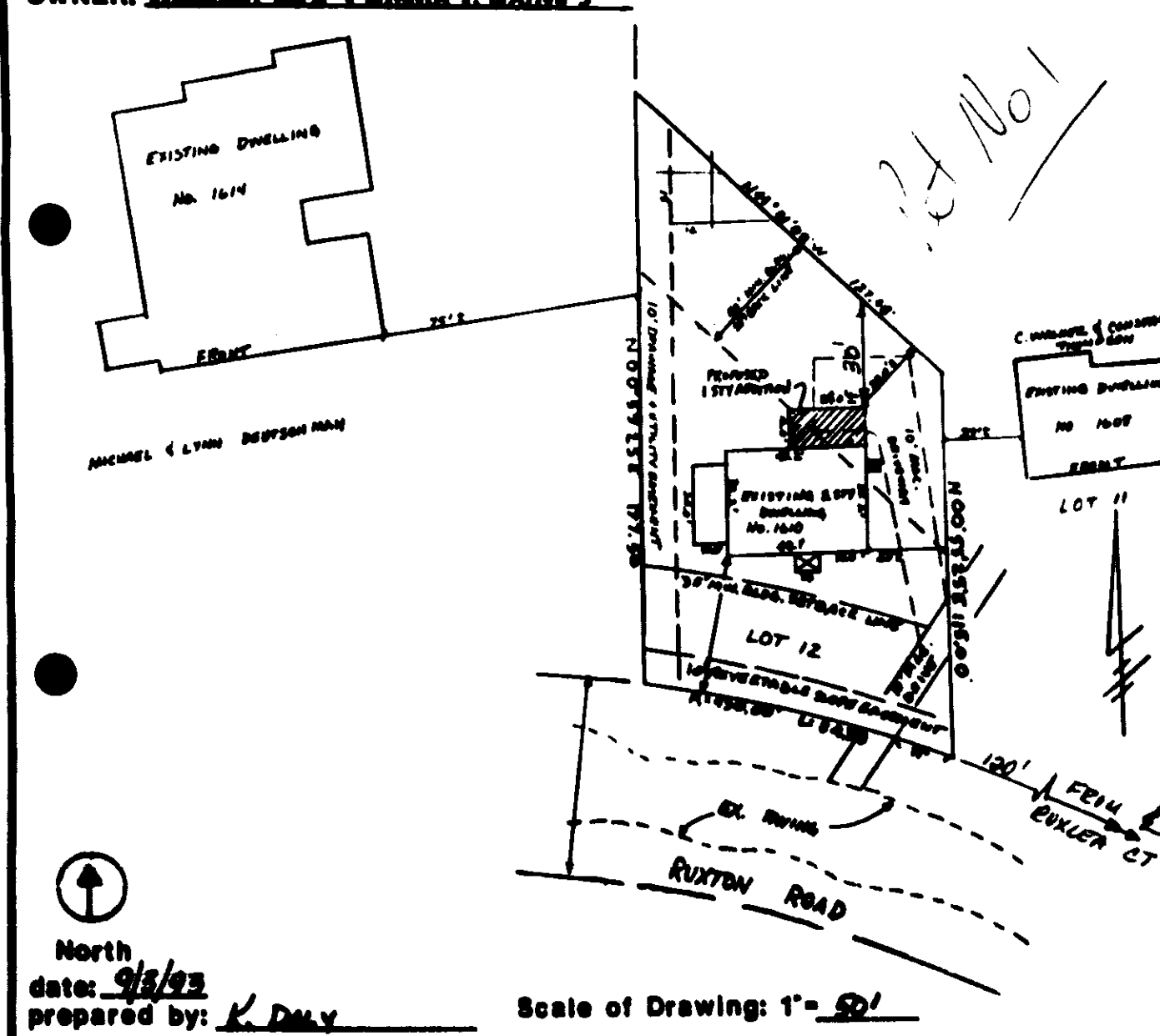
PROPERTY ADDRESS: 1610 RUXTON ROAD

see pages 6 & 8 of the CHECKLIST for additional required information

Subdivision name: RUXTON WOODS

plot books 87, 88, and 12, sections 94-106-AA

OWNER: WILLIAM LEE LEHMAN V. GAINES

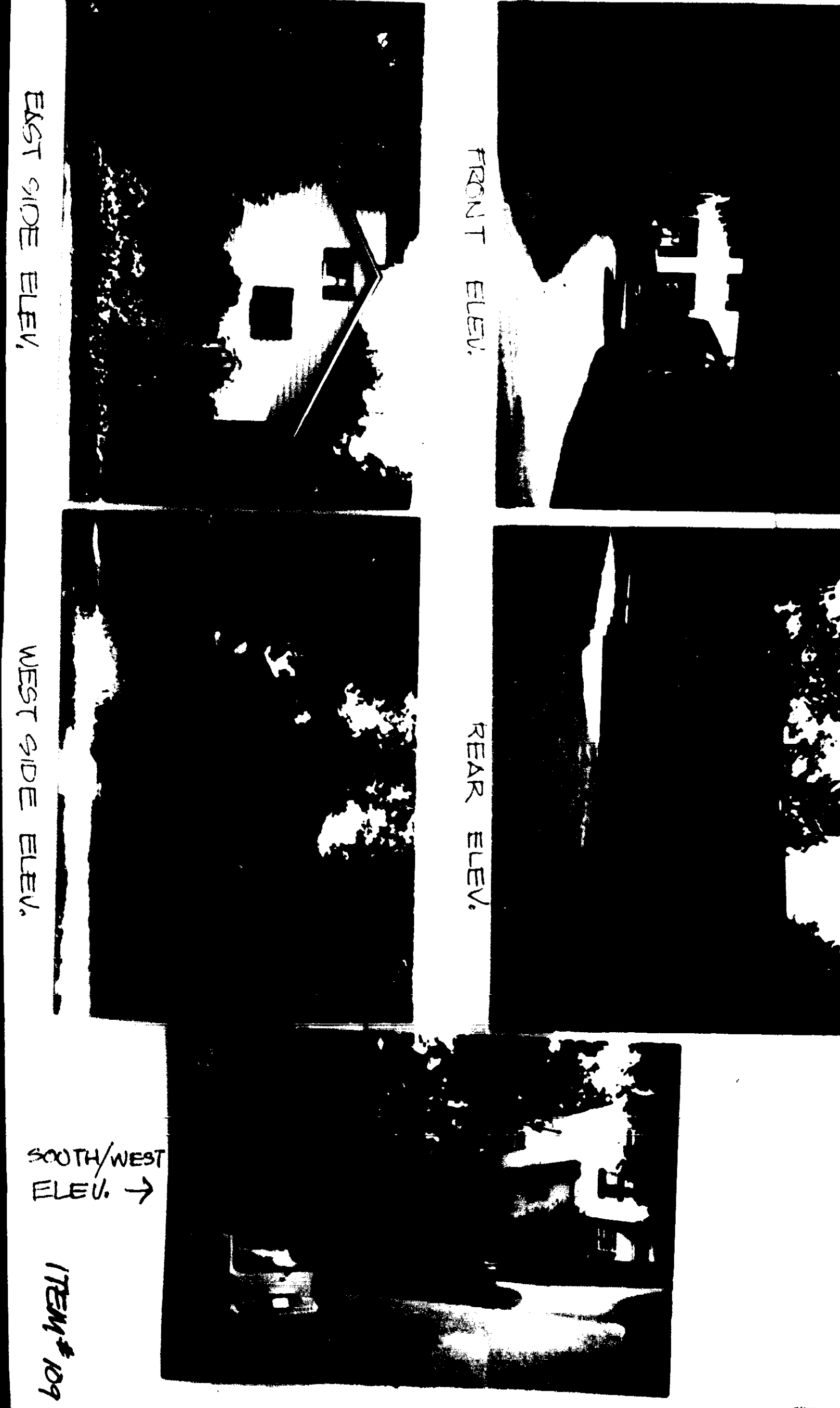


LOCATION INFORMATION
Election District: 9
Councilmanic District: 4
1"=200' scale map: NW 10-B
Zoning: DR-2
Lot area: 2.00 acres
13,000 square feet
SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: Adm'd

Zoning Office USE ONLY!
reviewed by: ITEM #: 109
CASE#: RT/109

North
date: 9/16/93
prepared by: K. Dwyer

Scale of Drawing: 1" = 50'





0-NE
8-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-KORN, INC. BALTIMORE, MD. 21216

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 18, 1992

William H. Hunter
County Executive

SCALE
1" = 200'

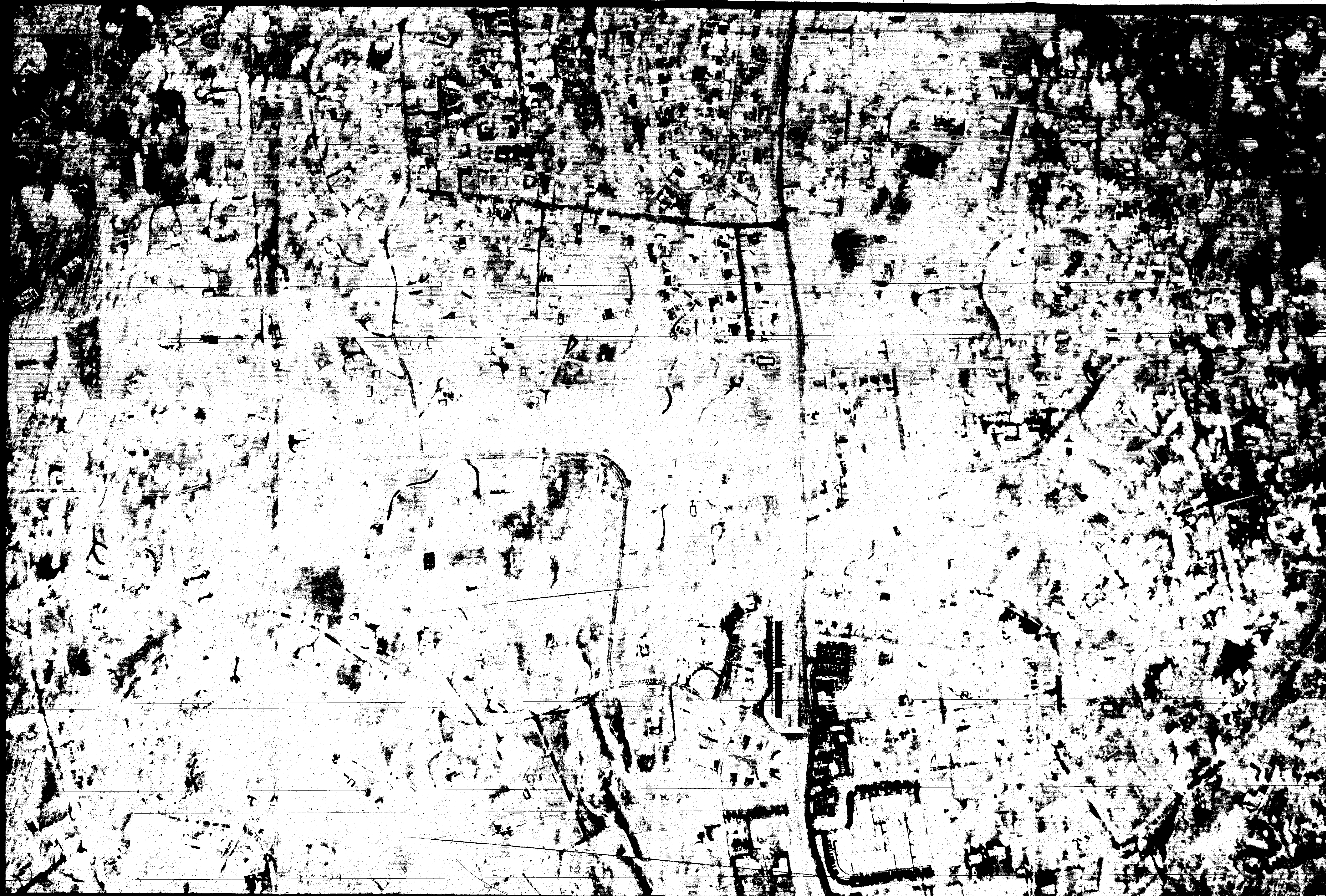
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
ITEM # 109
RUXTON

SHEET
N.W.
10-B

94-106-AA

94-106-AA



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'		
DATE OF PHOTOGRAPHY	RUXTON	
JANUARY 1986		